

Not suitable for walls with sand insulation

Metal Pipes in Walls - Pipe Penetrates One Side of Fire Separation Only

Suitable for all GIB® Fire Rated Walls with a (120)/120/120 FRR or less.

Metal pipes may penetrate one side only of vertical fire separations provided fire stop baffles are constructed as detailed below. The following other conditions apply:

- Maximum pipe diameter is 80mm.
- Penetrations on opposite sides of the wall within the same stud cavity are not permitted.
- Only one pipe penetration per stud cavity is permitted.
- Copper and Brass pipe penetrations in walls rated (60)/60/60 require a minimum 16mm baffle thickness. For all other ratings and materials baffle thickness may equal lining thickness.

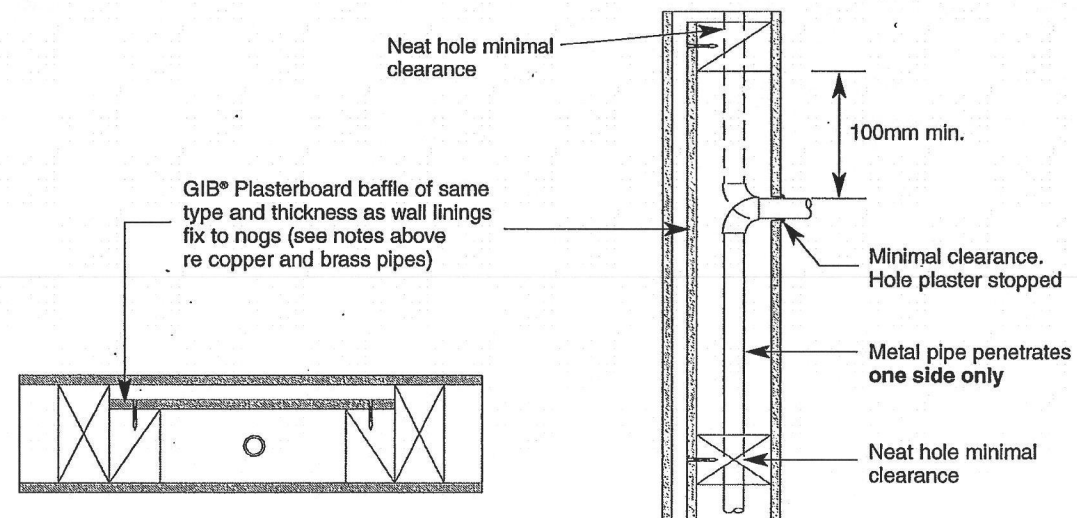


Figure 12.
Metal Pipes in Timber Framed Walls

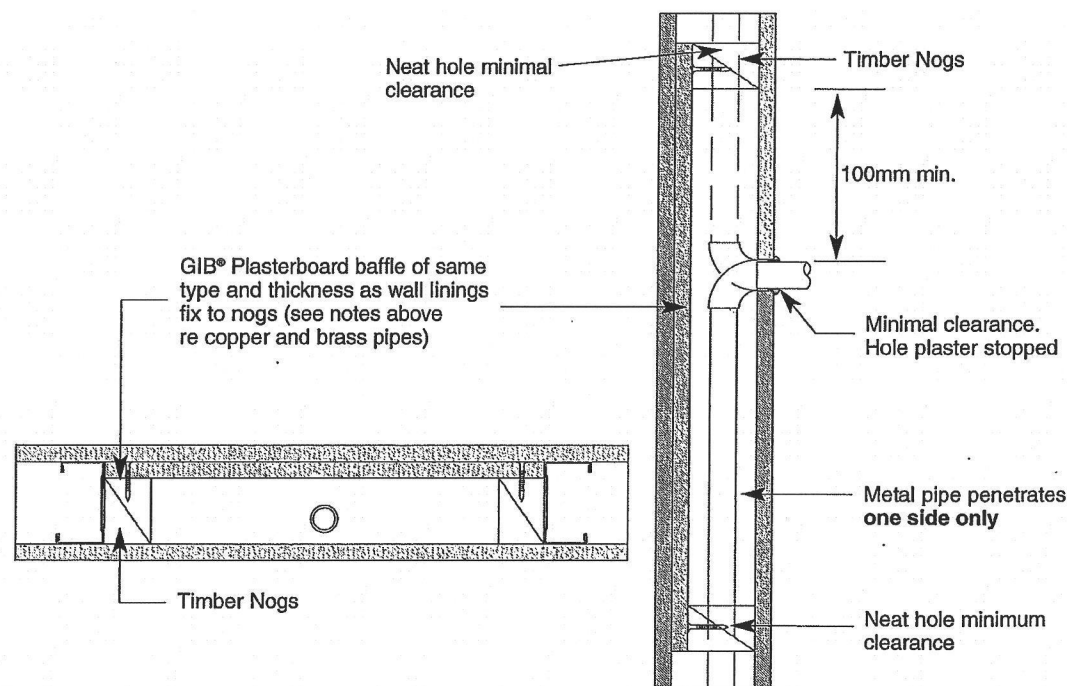


Figure 13.
Metal Pipes in Steel Framed Walls



BC 120488

Figure 1
Cable Penetrations – Ceilings

23 AUG 2012

BY:

Electrical Cable Penetrations in Walls

Suitable for all GIB® Fire Rated Walls with a (120)/120/120 FRR or less.

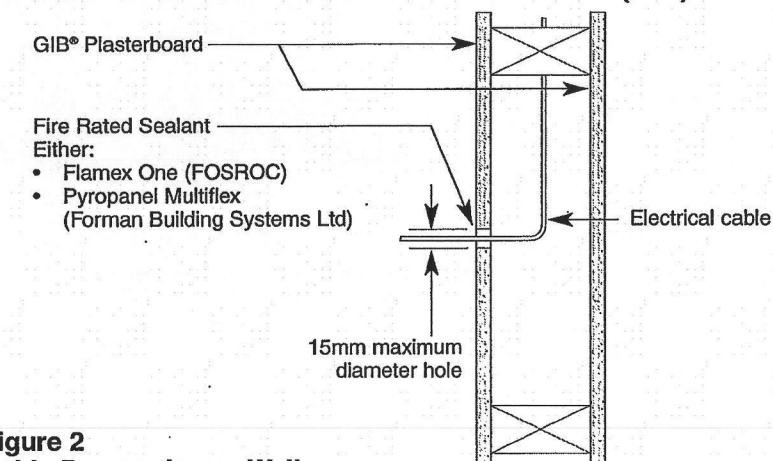
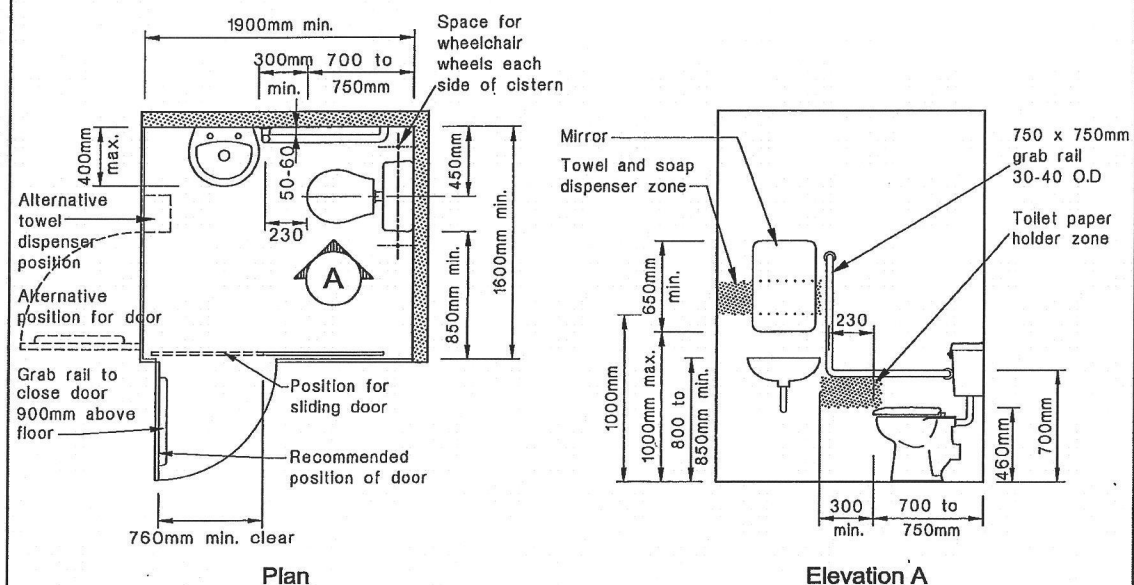


Figure 2
Cable Penetrations – Walls

Figure 6: Accessible Toilet Compartment
Paragraph 4.2.2 and Table 1



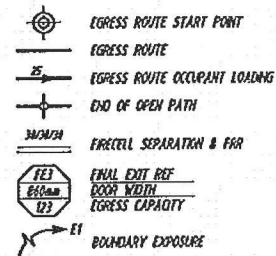
Amend 4
Jul 2001

Soap dispenser to be positioned in the zone over wash hand basin but not over taps.
Bottom of soap and towel dispensers between 1000 and 1200mm above floor level.

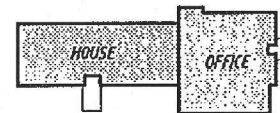
-1 July 2001

DEPARTMENT OF BUILDING AND HOUSING

LEGEND



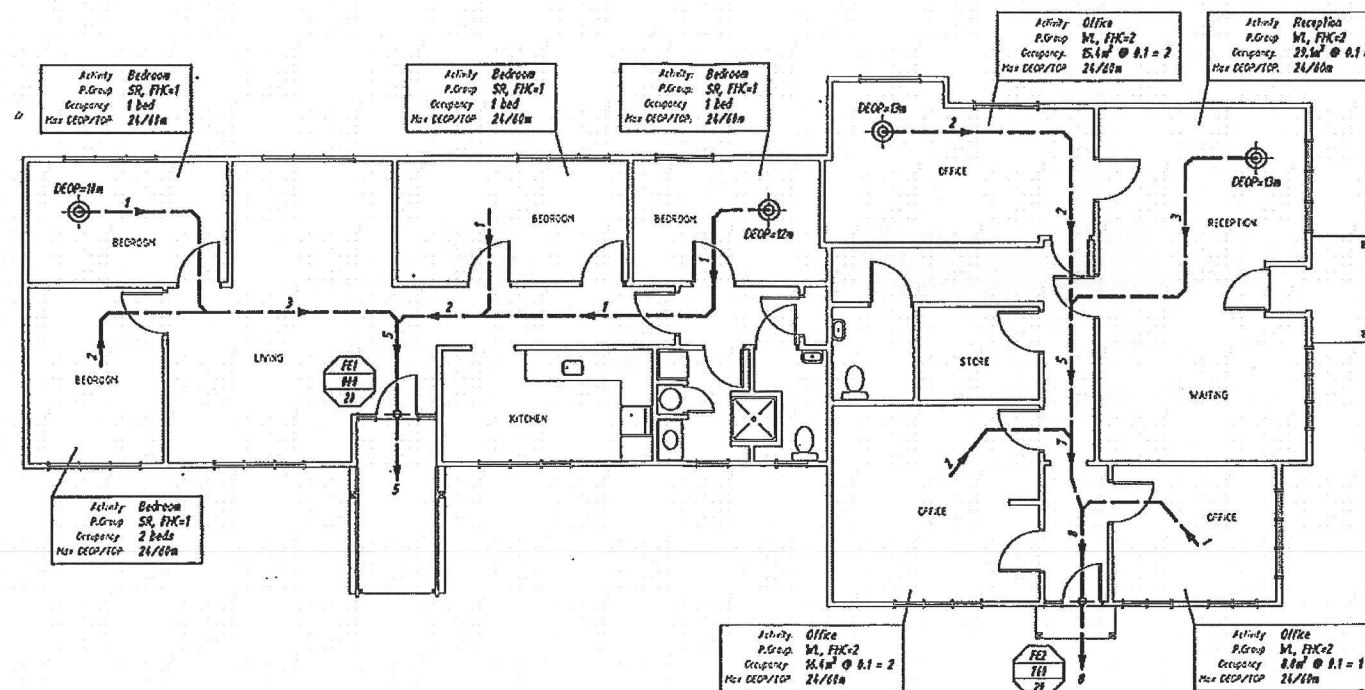
⑤ smoke alarm.



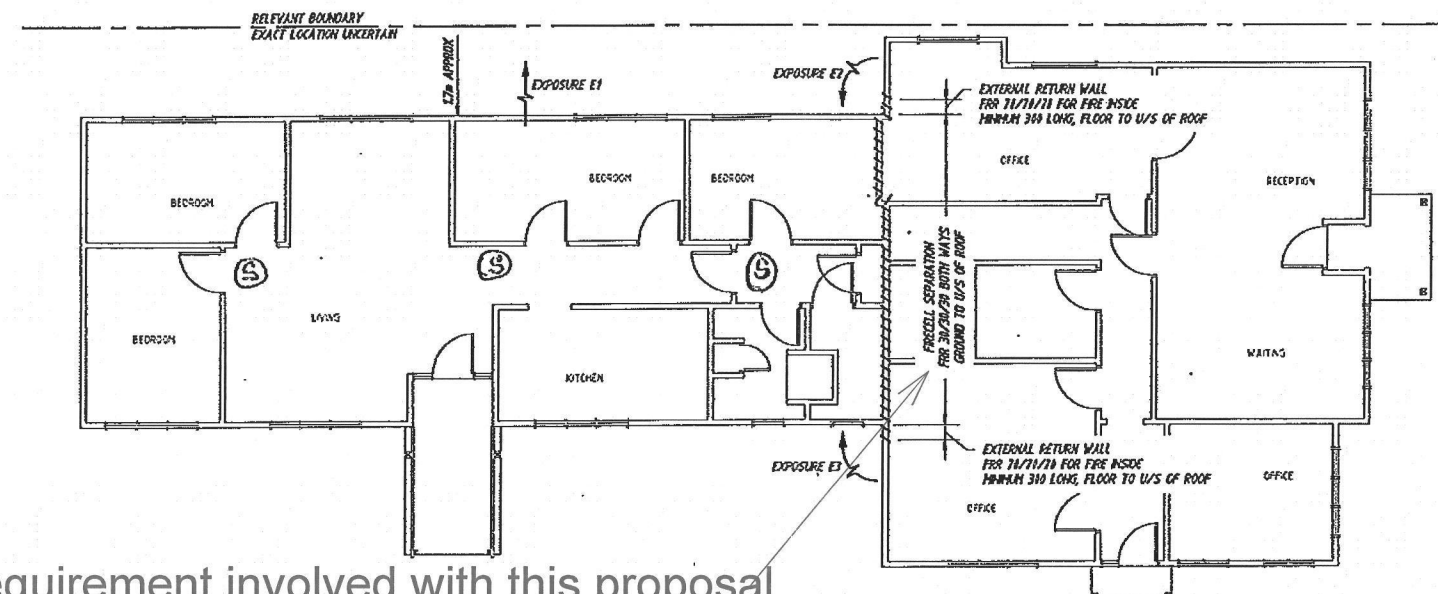
FIRECELL ARRANGEMENT PLAN

BC 120488

23 AUG 2012



OCCUPANCY & EGRESS PLAN
Scale: 1:100



EXPOSURE & FIRE-RATING PLAN
Scale: 1:100

NOTE: The sound insulation requirement involved with this proposal will result in a higher fire resistance than that quoted - see details on architectural drawings.

NOTES

1. THE PURPOSE OF THIS DRAWING IS TO CLARIFY THE METHOD OF COMPLIANCE WITH THE FIRE SAFETY REQUIREMENTS DESCRIBED IN THE ACCOMPANYING FIRE REPORT. READ THIS DRAWING IN CONJUNCTION WITH THE FIRE REPORT.
2. DO NOT USE THIS DRAWING FOR CONSTRUCTION PURPOSES. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL CONSTRUCTION INFORMATION.
3. SPACES WITH NO OCCUPANCY INDICATED ARE INTERMITTENTLY OCCUPIED SPACES AS DEFINED IN TABLE 2.2 NOTE 6.
4. THE OCCUPANT LOADS SHOWN ON THIS PLAN ARE MAXIMUM USED TO ESTABLISH THE FIRE SAFETY DESIGN FOR THE BUILDING ONLY. THIS DOES NOT PRECLUDE THE OWNER PROPOSING REDUCED OCCUPANT LOADS IN ORDER TO COMPLY WITH OTHER SECTIONS OF THE BUILDING CODE.

REV D: ISSUED FOR BUILDING CONSENT
15/8/2012

McLean Consulting
Ocean Apartments, Ground Floor Unit C2
66 Marine Parade, PARAPARAUMU BEACH
Telephone: +64 (0) 311 4857 Fax: +64 (0) 311 4117
mcleancosulting@xtra.co.nz

Drawn: DBM Checked: DBM

Client: MR KEVIN HINTZ
McLean Consulting refers ownership of copyright in the drawing. The Client shall have no authority to reproduce this drawing as a means of reproduction or in connection with the project and to ensure the work depicted in the drawing is the work of the Client. The Client shall not be an infringement of copyright under Section 31 of the Copyright Act 1994.

PROPOSED ALTERATION to EXISTING
BUILDING at 84 AMOHIA STREET
PARAPARAUMU

FIRE COMPLIANCE PLAN

Scale: 1:100 Original Sheet Size: A2

Project: Drawing: Revision:

533 - C101 rev 0

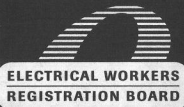
FOR BUILDING CONSENT
NOT FOR CONSTRUCTION

Original Scale 1:100 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

**APPENDIX 1****Compliance Schedule Guidelines for Systems Referred to in Fire Report**

Ref	System	Performance Standard	Maintenance Procedure	Inspection Procedure	Reporting Procedure	Responsibility
SS2	Type 1 domestic smoke alarm system		Monthly: Test using "test" facility. Annually: Clean with a vacuum cleaner.	Exempt under F7/AS1 clause 3.4	Exempt under F7/AS1 clause 3.4	
SS15/3	Fire separations: Fire-rated walls	NZBC C/AS1. Locations of fire separations are shown on the Fire Rating plan in the Fire Report	Remedy of any defect identified in the inspections detailed at right.	Check fire separations for: • Signs of damage or deterioration that could adversely affect their fire resistance function. • New penetrations without suitable fire-stopping.	Record monthly inspections in BWOF log book	Monthly inspection by Owner. Annual inspection by IQP.





Safety • Competency

Electrical Certificate of Compliance

No. 4021122

No. of attachments —

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Mr. K Hintz

Phone: 027 268 1492

Address of installation 84 Anahia Street, Paraparaumu

Postal address of customer (if not as above) —

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

2 No. of lighting outlets

1 No. of ranges

3 No. of socket outlets

1 No. of water heaters

Please tick (✓) as appropriate where work includes:

Was any installation work carried out by the homeowner?

Yes ☒ No ☐

N/A Mains

N/A Main earthing system

N/A MEN Switchboard closest to point of supply

N/A Electric lines

Description of work carried out (If necessary attach any pages with work done) Disconnect circuits to allow

for installation of new fire wall between two units. F - new hot water cylinder, carry out kitchen addition in rear unit. Make good services in front office area.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Andre Stratford
 Company Stratford Electrical Ltd
 Signature [Signature]

Registration No. E20244
 Contact Ph No. 027 289 6195
 Date 4 June 2013

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

Validity ☐ authenticated in other ☐
 accordance with KCDC Policy 002

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

01 JUN 2013 Registration No.

Signature

Date

Signature:

Contact Ph No.



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

5 October 2012

Hintz & Trotter Ltd - Kevin Hintz
PO Box 1580
Paraparaumu Beach 5252

Dear Sirs

Kapiti Coast District Council (Council) is currently processing your application for Building Consent, (**BC120488**) and it has been determined that the land on which the building work is proposed is subject to a natural hazard as determined under section 71 of the Building Act 2004.

COPY

Under section 71 (3) natural hazards means any of the following;

- (a) erosion (including coastal erosion, bank erosion and sheet erosion);*
- (b) falling debris (including soil, rock, snow and ice);*
- (c) subsidence;*
- (d) inundation (including flooding, overland flows, storm surge, tidal effects and ponding);*
- (e) slippage*
- (f) In respect of your application it has been determined that (d) inundation (including flooding, overland flows, storm surge, tidal effects and ponding): applies.*

However Council considers that it must grant a building consent under section 72 as;

- (a) the building work to which your application for building consent relates will not accelerate, worsen or result in a natural hazard on the land on which the building work is to be carried out or any other property; and*
- (b) the land is subject or is likely to be subject to 1 or more natural hazards; and*
- (c) it is reasonable to grant a waiver or modification of the building code in respect of the natural hazard*

In granting building consent Council is obliged to enter a condition on the consent and to notify the District Land Registrar that a building consent has been issued under section 72 of the Act, who will make an entry on the Certificate of Title to that effect. In doing so Council will incur costs, which currently stand at \$124, and these costs will be recovered from you as the applicant.

This action is mandatory under the Building Act 2004 and Council cannot exercise discretion.



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

The purpose for this entry is an acknowledgement that you, as the land owner, accept the risk of building on land subject to a natural hazard and that the Council is protected from liability. Furthermore the entry on the Certificate of Title identifies to any future purchaser of the property that the building consent was issued subject to the section 72 certificate.

There is the potential that the registration of the section 72 on the Certificate of Title may have implications for both your own insurance company and EQC (Earthquake Commission) and you are urged to seek advice from them before you advise Council that you wish to proceed with your application. (general advice can be sought from the EQC web site www.eqc.govt.nz).

In light of the above information please make contact with the author of this notice and advise whether or not you wish Council to proceed with your application.

COPY

Yours sincerely

Jill Burke
Projects Officer – Resource Consents



Land Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited

Hutt Valley, Wellington, Kapiti Coast

PO Box 386
33 Kapiti Road
Paraparaumu

Tel: 0-4-904 5420

Fax: 0-4-904 5423

www.cuttriss.co.nz

Email: kapiti@cuttriss.co.nz

Also at Lower Hutt

ref: raymond/20901



23 August 2012

Hintz and Trotter Limited
204 Matai Road
Raumati

Attention Kevin Hintz

Dear Kevin

RESOURCE MANAGEMENT ISSUES FOR BUILDING WORK AT 84 AMOHIA STREET

I understand that you are planning to undertake certain alterations to the existing building at 84 Amohia Street, Paraparaumu with the view of using part of the building for residential purposes while a smaller area will continue to be used for commercial purposes. From a reading of your building plans it appears that the alterations consist of modifications to the kitchen and bathrooms, and installation of a fire-rated wall through the centre of the building.

I am writing to address two issues which have been raised through your discussions with Council officers, firstly that a water tank may be required for the property, and secondly that Development Contributions may be payable for your intended alterations to the building.

Requirement for a water tank

Plan Change 75 introduced the requirement for all new or relocated dwelling units to have either a rainwater storage tank of 10,000 litres or a 4,000 litres tank combined with a greywater system. It is pertinent to note that the District Plan clause refers to 'new dwelling units'.

The District Plan defines a dwelling [I have abbreviated the definition for clarity] as "a building, or part of a building, that is capable of, or is, being used for one household unit for the purposes of residential activities, and which includes kitchen and bathroom facilities". A household unit is further defined as a unit of residential activity which is self-contained and includes one kitchen and at least one bathroom.

The building at 84 Amohia Street is currently a dwelling as defined in the District Plan as it contains one kitchen and two bathrooms and is capable of being used for residential purposes. It is a dwelling notwithstanding its use for commercial activities. It is situated in the Residential Zone and can be used for residential purposes without the need for any planning or resource consent permission from Council.

Therefore the District Plan provisions relating to water tanks do not apply to the proposed alterations, as the proposal is not for a 'new dwelling' but is rather alterations to an existing dwelling.



10025

Development Contributions

I understand that you have discussions with Council staff relating to payment of Development Impact Fees. Development Contributions are payable for the second dwelling on a site where fees were not paid at the time of subdivision. Contributions are also payable for the first house on a lot where the property had a separate title prior to 30 July 1999.

As discussed above, the building already constitutes a 'dwelling' under the District Plan definition and no additional dwelling units, or units of demand, are proposed. The proposed alterations will not result in the creation of a dwelling unit (which already exists on the site). Also, Council records show that the first house on the site was built around 1961, therefore the provisions of the development Contributions Policy relating to the first house on a lot do not apply.

As there are no additional units of demand created no contributions are payable. The construction of a wall in the central part of the building does not create any additional demand on services and does not in itself lead to the creation of any additional units of demand. Furthermore the proposed alterations do not constitute a 'development' as defined in the Local Government Act 2002 [this legislation is the basis for Council's Development Contributions Policy] as no additional demand on infrastructure or services is generated by the proposed work.

It would also be unreasonable to change Development Contributions for the proposed alterations as the proposed use, which will be half residential and half commercial, would generate an equivalent demand on services and infrastructure as the existing established commercial use of the premises,. There will not necessarily be any increase in demand on water, sewage and community facilities from the proposed alterations.

I trust the information contained in this letter is beneficial for you in your application for Building Consent. Please do not hesitate to contact me if you have any further questions regarding these matters.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'D. Raymond'.

Dean Raymond
Senior Resource Management Planner
CUTTRISS CONSULTANTS LTD

BC 120488

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RECEIVED
23 AUG 2012
BY: 

**PROPOSED ALTERATIONS to EXISTING
BUILDING at 84 AMOHIA St, PARAPARAUMU**

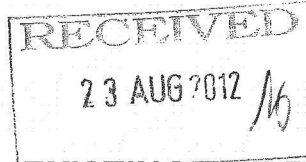
Fire Report

Revision 0
15 August 2012
Issued for Building Consent



McLean Consulting

Ground Floor Unit C2, Ocean Apartments, 44 Marine Pde, PARAPARAUMU BEACH Tel: 04 298 4857 Fax: 04 298 4867, Email: mcleanconsulting@xtra.co.nz



PROPOSED ALTERATIONS to EXISTING BUILDING at 84 AMOHIA STREET, PARAPARAUMU

FIRE REPORT

Revision 0: 15 August 2012

06/17

1 Introduction

This report details the philosophy of the fire design, and identifies the fire safety requirements to be incorporated in the proposed design for compliance with NZBC Acceptable Solution C/AS1. All clause references in *italics* in the report refer to that document. No alternative solutions are proposed. The fire safety requirements are detailed in each section, and summarised in the final section of the report.

This report is to be read in conjunction with the following **McLean Consulting** drawing appended to this report:

- 533-C101 rev 0: Fire Compliance Plan

The report is based on a review of the following **Onboard & Online Ltd** drawings:

- Job 2012-07-1461 Sheets 1-5 dated 23/7/2012

While this report identifies the required fire performance for architectural elements and fire safety systems, McLean Consulting does not warrant that proprietary fire-rated systems specified by the designers, or the manner in which they are installed by the builders, will meet those performance requirements. Final consent drawings and specifications incorporating the fire requirements have not been sighted by McLean Consulting.

2 Building Description

The proposed work is the alteration of an existing building. The building is a single firecell at ground level, and is currently used as office accommodation. The proposed work will split the building into two firecells. One firecell will remain as office accommodation, while the second firecell will become residential. The two firecells are designated **House** and **Office** in this report.

The building will remain under common ownership on a single title.

3 Scope

NZBC C/AS1 Transition Period: This report is based on NZBC C/AS1 Amendment 9 dated 10 October 2011.

House Firecell – Change of Use (Building Act S115): The new **House** firecell is a *change of use* under Section 115 of the Building Act because the requirements for the new SR purpose group are more onerous than the old WL purpose group (with respect to fire alarm requirements). This report therefore checks the means of escape from fire, protection of other property and fire-rating performance for the **House** firecell.

Office Firecell - Alteration to an Existing Building (Building Act S112): There is no change of purpose group in the **Office** firecell. Also the reduced size of the firecell means that the boundary exposures are substantially reduced. We therefore consider that the **Office** firecell should be treated as an alteration under Section 112 of the Building Act. This report therefore checks

0018²

the **Office** firecell for complying means of escape only, and does not consider exposure to the adjacent boundary. It does however check for external fire spread to the new adjoining **House** firecell which contain sleeping accommodation.

This report does not address the following:

NZBC Acceptable Solution D1/AS1 Access Routes: Acceptable Solution D1/AS1 may require access routes for people with disabilities to be wider than this report indicates.

Fire Safety and Evacuation from Buildings Regulations: Compliance with these regulations is not a requirement for building consent under the Building Act. The New Zealand Fire Service should be consulted in this regard.

4 Occupant Numbers and Purpose Groups

Occupant densities, numbers and purpose group for each space, calculated in accordance with Tables 2.1 & 2.2, are shown on the accompanying Occupancy & Egress plan.

Table 2.1 & 2

Primary Purpose Groups:

Firecell	Primary Purpose Group	Escape Height	Fire Hazard Category	Occs
House	SR	0	1	5
Office	WL	0	2	8
	2.2.2		Table 2.1	Table 2.2

5 Means of Escape

Refer to the accompanying Occupancy & Egress plan for the actual path lengths, escape route loadings and door capacities, all of which meet the requirements of the Acceptable Solution, as verified by the following:

Escape Route Width Requirements:

Location	Minimum Clear Width
	mm
Open path	700
Door in open path	600

Table 3.2 Note 2
3.17.5(a)

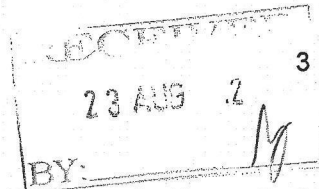
Notes:

- 1 Add 60 mm to clear door opening width to obtain typical door leaf sizes.
- 2 Widths required by NZBC D1/AS1 for accessible routes may exceed the above values.

Check single escape routes: There are single escape routes from both firecells, which comply as follows:

3.15

Space	Escape Ht		DEOP		Occupant Load	
	Allowed	Actual	Allowed	Actual	Allowed	Actual
	m	m	m	m		
House	4	0	24	12	50	5
Office	4	0	24	13	50	8
	3.15.1(a)		3.15.1(b)		3.15.1(d)	



Door Requirements: Escape route doors must be freely openable from inside at all times.

C2.3.3(b)

There are fewer than 20 occupants in each firecell so the escape route doors may swing against the direction of escape.

3.17.3(a)

Compliance with other sections of the Building Code:

Escape routes are also required to comply with NZBC Clause D1.3.3.

3.1.4

Exit signage is required to comply with F8/AS1 (this applies to the **Office** firecell only).

3.20.1

6 Requirements for Firecells

Firecell	Requirements
House	SR, FHC=1, escape height = 0m, 5 occupants
	F0
	1 Domestic smoke alarm system
	16 Visibility in escape routes (not required, household unit in SR)
Office	WL, FHC=2, escape height = 0m, 8 occupants
	F0
	2af Manual fire alarms (not required, <50 occupants)
	16 Visibility in escape routes (not required, open paths not > 20m)
	18c Hydrant system (not required, Brigade access from SH1 OK)

Table 4.1/5

F6.2.1

Table 4.1/1

Note a(i)

7 Fire Resistance Ratings

This section of the report establishes the S-Rating of the **Office** firecell, which is used in Section 9 to determine the fire-rating of the external walls which present an exposure risk to the sleeping accommodation in the **House** firecell.

S ratings, Office firecell:

Table 5.1, Fire Hazard Category 2

5.5.3

$$A_v = 16.9 m^2$$

$$A_h = 0$$

$$A_f = 93 m^2$$

$$\frac{A_v}{A_f} = 0.18$$

$$\frac{A_h}{A_f} = 0 \text{ (ceiling installed)}$$

$$\rightarrow t_e = 70 \text{ minutes}$$

$$S \text{ rating} = 70$$

Table 5.1

8 Control of Internal Fire & Smoke Spread

Firecell separation: Use maximum of F-Rating of adjoining firecells or 30/30/30, whichever is greater → FRR 30/30/30 both ways.

6.8.1

0020



Subfloor space: As the floors are not fire-rated the firecell separation must extend down to ground level.

6.15.1

Fire Stopping: Fire-stop any pipes and cables passing through the firecell separation. Fire collars will generally be required on non-metallic pipes.

6.17.2

Service outlets in the firecell separation are to be backed with an approved fire-stop for the full size of the opening.

6.17.6

Interior Surface Finishes (Office firecell only): The following specifications apply to all new finishes installed in the **Office** firecell. Replacement of existing finishes is not reasonably practicable, as the fire safety benefit achieved is small compared to the cost of replacement.

Elements	Requirement	Standard
Walls, ceilings	SFI ≤ 5, SDI ≤ 10 or SFI ≤ 9, SDI ≤ 8	AS 1530 Pt 3

Table 6.2 row 4

Normal paint finishes over GIB, timber, MDF or particle board linings can meet the above specification. Surface finish requirements do not apply to doorsets and joinery.

9 Control of External Fire Spread

As noted in Section 3 of this report, this section applies to the **House** firecell only, and considers the following:

- External fire spread from the **House** firecell to the boundary
- External fire spread from the **Office** firecell to the new sleeping accommodation in the **House** firecell.

Horizontal Fire Spread from External Walls: See **Table 1** for calculation of permitted unprotected areas in external walls.

FRR of External Return Walls (Exposures E2, E3): Fire rating is to be the higher of the F or S ratings:

7.10.2

→ FRR 70/70/70 for fire inside the **Office** firecell.

Stability of fire-rated walls: Fire rated walls must be able to resist the reduced loads specified in NZS 1170 for the duration of the fire. Any supporting elements necessary to achieve this stability (foundations, beams, diaphragms, etc) must also be fire-rated for stability for the same duration.

5.9.5

10 Outbreak of Fire

Recessed Downlights: Any recessed downlights are to be installed with the following clearances from roof insulation:

9.4

Fitting Type	Minimum Clearance
Classified to NZECP 54	Comply with the insulation clearance classification
Tested to NZS 60698.2.2	Comply with NZS 3000 Figure 4.7
No information	500mm from insulation

9.4.1(a)
NZS 3000 4.5.2.3
NZECP 54 3.4.2

BC 120488

Table 1: Horizontal Fire Spread from External Walls – Calculation of Allowable Unprotected Areas

Exposure	Firecell	FHC	Intersection Angle	Distance to relevant boundary	Calculation Method	Rectangle Height	Width of Enclosing Rectangle	Permitted Unprotected Area	Enclosing Rectangle Area	Actual Unprotected Area	Actual Unprotected Area	Min Return Wall Separation D _B	Min Wing Wall Length L _B	Table(s)	Notes
E1	House	1	0°	1.7	-	-	-	-	m ²	m ²	%	m	m	7.10.6	Protection not required, d>1.0m
E2	Office	2	90°	-	4	2.9	1.5	-				0.2		7.4	Fire-rated return
E3	Office	2	90°	-	4	2.5	2.7	-				0.3		7.4	Fire-rated return

BY: 23/08/2012
M

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5



11 Compliance Schedule Guidelines

Guidelines for preparation of compliance schedules for the systems referred to in this report are in **Appendix 1**.

12 Summary of Principal Fire Safety Requirements

- Escape routes are to be not less than 700 mm wide. Escape route doors are to have a minimum clear width of 600 mm. The stair width is to be not less than 850 mm. (Note that the widths required by NZBC D1/AS1 for accessible routes may exceed the escape route widths given in this report.)
- Escape route doors must be freely openable from the direction of escape at all times.
- Exit signage complying with F8/AS1 is required in the **Office** firecell.
- Type 1 domestic smoke alarms are required in the **House** firecell.
- Fire-stop any pipes and cables passing through firecell separation. Fire-stop any service outlets in firecell separation.
- New interior wall and ceiling surface finishes in the **Office** firecell are to comply with the following when tested to AS 1530 Pt 3:

$$\begin{aligned} & \text{SFI} \leq 5, \text{SDI} \leq 10 \\ \text{or} & \text{SFI} \leq 9, \text{SDI} \leq 8 \end{aligned}$$

- Fire-rating of the following elements is required:

Internal firecell separation between firecells:

FRR 30/30/30 both ways, from ground to the underside of the roof.

External return walls at exposures E2, E3:

FRR 70/70/70 for fire inside the Office firecell, 300 mm long, from floor to underside of the roof.

The fire rated walls must be able to resist the reduced loads specified in NZS 1170 for the duration of the fire.

- Recessed downlights are to be installed with suitable clearances from building elements.

McLean Consulting
David McLean BE (Hons), MIPENZ

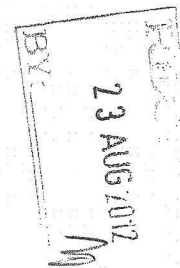
APPENDIX 1

Compliance Schedule Guidelines for Systems Referred to in Fire Report

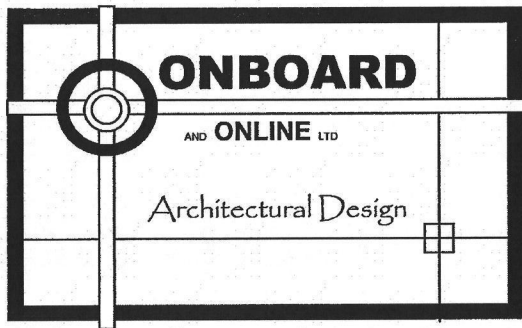
Ref	System	Performance Standard	Maintenance Procedure	Inspection Procedure	Reporting Procedure	Responsibility
SS2	Type 1 domestic smoke alarm system		Monthly: Test using "test" facility. Annually: Clean with a vacuum cleaner.	Exempt under F7/AS1 clause 3.4	Exempt under F7/AS1 clause 3.4	
SS15/3	Fire separations: Fire-rated walls	NZBC C/AS1. Locations of fire separations are shown on the Fire Rating plan in the Fire Report	Remedy of any defect identified in the inspections detailed at right.	Check fire separations for: • Signs of damage or deterioration that could adversely affect their fire resistance function. • New penetrations without suitable fire-stopping.	Record monthly inspections in BWOFF log book	Monthly inspection by Owner. Annual inspection by IQP.

A1.1

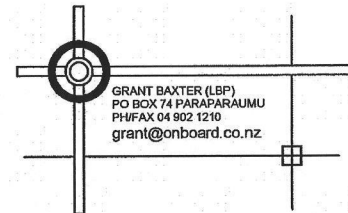
0003



BC 120488



0024



EXISTING OFFICE
84 AMOHIA STREET
PARAPARAUMU

ACCESSIBILITY REPORT
15 AUGUST 2012

BC 120488

10085



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BC 120488

0026

ACCESSIBILITY REPORT



1. INTRODUCTION

This Report identifies the accessibility requirements to be incorporated into the office space for compliance with NZBC Acceptable Solution D1/AS1 and G1/AS1. No alternative solutions are proposed. This report is based on the Building Consent drawings prepared by Onboard & Online Ltd dated 15 August 2012.

2. ASSESSMENT

This assessment has been carried out by Grant Baxter (LBP) of Onboard & Online Ltd, an Architectural Designer with 20 years experience, and a Member of the Design Association of New Zealand. A site visit inspection has been carried out as part of the assessment.

3. SCOPE

The work involves minor changes to the existing front office space at 84 Amohia Street, Paraparaumu. The building was used entirely as office space and is intended to revert to its previous use of part residential and part office.

4. BUILDING DESCRIPTION

The existing single storey building consists of an older front half with a large addition at the rear. There are three existing entrances. The building is currently accessible to wheelchairs and there are existing accessible facilities provided in the rear half of the building.

5. PROPOSED WORK

The proposed work involves separating the front half of the building from the rear by fire-rating existing walls in order to separate the office space from the proposed residential space.

6. REQUIREMENTS FOR ACCESSIBILITY

6.1 Accessible car park required

- 5 m x 3.5 m minimum size
- Non slip concrete at not greater than 1:50 slope
- International symbol of access painted in yellow

ACCESSIBILITY REPORT

C0027



6.2 Accessible route

- Accessible route to building entry
- Handles/opening devices at 1.1 m high
- No sudden changes in level
- Slip resistance of not less than 0.4
- Cross fall of not more than 1:100 slope

6.3 Front door

- 860 mm existing front door
- Lever action door handle at 1.1 m high

6.4 Accessible toilet required

- 1900 x 1600 mm minimum size
- Layout and components to comply with NZBC G1/AS1 Figure 6
- 760 mm minimum clear opening door
- Clear signage

7. CONCLUSION

The existing building has been assessed and requires minor upgrading as follows.

- 7.1 Sufficient space exists for an accessible car park but signage and markings to be provided.
- 7.2 Ensure front door porch area has no step greater than 20 mm
- 7.3 Provide an accessible toilet compartment that is as near as practicable to NZBC G1/AS1 Figure 6.
- 7.4 Ensure 760 mm clear opening doors to one office, staffroom and accessible toilet.

KCDC Building Consent Authority
Building Consent Documentation Filed

Alteration & change of use to form dwelling

BCNo.	120488
Street Address.	84 Anahia Street Paraparaumu

Tick indicates document(s) included in this Building Consent

Building Consent Application,	☒
Application checksheet,	☒
Costing schedule,	☒
Plans and specifications,	☒
Invoice and receipt,	☒
Processing records/checksheets,	☒
Inspection page printouts	☐
1166 8 14634	☐
Building consent and memorandum,	☒
Inspection reports,	☒
Application for CCC,	☒
Code of Compliance Certificate.	☒
Producer statements and supporting documentation,	☒
Peer review documents,	☒
Fire design documents,	☒
Requests for further information and other correspondence,	☒
Amendments,	☒
Supplementary information,	☒
Energy work certificates,	☒
Notices to Fix.	☒

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File. Refer KCDC Policy 029.

March 2008

Form 436

PROCESSING CHECKLIST

BC 120488

No = Plans, specifications & documentation not complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)
Yes = Plans, specifications & documentation complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)
N/A = Not Applicable to this application. (The deletion of whole sections as N/A is permitted)
For alternatives comment below each section.

Category.....

Alteration & change of use to
from dwelling 84 Anahia Street
Proposed

Note - The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Site Plan (NZS 3604 Sec 3.4, 4.5 Code cB1, B2, E1, E2 F1 & F2 Sect. 72, 75 BA04)

Comments

N/A NO YES

- ☒ ☒ Wind zone High V/ High Specific..... GIS
- ☒ ☒ Flooding / ponding hazards GIS pending area - Sec 72
- ☒ ☒ Slippage/ fault line hazards GIS
- ☒ ☒ Erosion, river & coastal hazards GIS
- ☒ ☒ Subsidence/ soft soil hazards Site inspection notes
- ☒ ☒ Corrosion zone Sea spray of Zone 1 GIS
- ☒ ☒ Soil contamination GIS
- ☒ ☒ Distances to boundaries / siting..... District plan
- ☒ ☒ Floor levels/ contours..... E2/AS4 & NZS 3604 E1
- ☒ ☒ Two or More Allotments..... Sec 75 - 83 Bld Act
- ☒ ☒ Noise / sound insulation (airport & highway).....

Specific Design (Verified Online PS2 B1 B2 VM1)

Comments

- ☒ ☒ PS1 Design Certificate..... B1 B2 VM1
- ☒ ☒ PS2 Peer Review..... B1 B2 VM1
- ☒ ☒ Calculations..... VM1
- ☒ ☒ CPeng Verified Online

Concrete/ Foundation Plan (NZS 3604 NZS 4210 & 4229 E2/AS1)

Comments

Layout

- ☒ ☒ Layout dimensions..... NZS 3604
- ☒ ☒ Control Joints..... NZS 3604
- ☒ ☒ Slab thickening..... NZS 3604, cl 7.5
- ☒ ☒ Alternative..... specify reason

Section

- ☒ ☒ Depth & width..... NZS 3604
- ☒ ☒ Reinforcement..... NZS 3604:B2
- ☒ ☒ Plate fixings..... NZS 3604:B2 cl 7.5
- ☒ ☒ DPM..... NZS 3604:B2
- ☒ ☒ Engineer design and Calcs..... B1/B2
- ☒ ☒ Concrete strength..... B1/B2 cl 4.8.2
- ☒ ☒ Alternative..... specify reason

Timber / Subfloor Plan (NZS3604 NZS 3602 & 3640, B1, B2)
Layout

Comments

N/A NO YES

- ☐ ☐ ☐ Layout dimensions.....
- ☐ ☐ ☐ Bearers details.....B1; B2.....
- ☐ ☐ ☐ Joist details.....B1;B2.....
- ☐ ☐ ☐ Alternative.....specify reason.....

Section

- ☐ ☐ ☐ Foundation type/size..... NZS 3604;B2.....
- ☐ ☐ ☐ Piles post sizes & treatment NZS 3604;3602;3640;B2.....
- ☐ ☐ ☐ Pile c/o..... NZS 3604.....
- ☐ ☐ ☐ Fixing..... NZS 3604;B2.....
- ☐ ☐ ☐ Coatings(durability)..... NZS3604;B2.....
- ☐ ☐ ☐ Ventilation & Access to sub floor spaces NZS 3604.....
- ☐ ☐ ☐ Alternative.....specify reason.....

N/A

If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)

Floor plans / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)

Comments

General

N/A NO YES

- ☐ ☐ ☒ Room dimensions.....
- ☐ ☐ ☒ Sectional lines.....
- ☐ ☐ ☒ Location of partitions.....
- ☐ ☐ ☒ All designated spaces.....
- ☒ ☐ ☐ Lintels..... NZS 3604;B2.....
- ☒ ☐ ☐ Beams..... NZS 3604, B2 by engineer.....
- ☒ ☐ ☐ Point loads by engineer or pre-nailer.....B1 B2.....
- ☒ ☐ ☐ Smoke detectors..... F7.....
- ☒ ☐ ☐ Wet areas / WCs D1, Table 2; B2.....
- ☒ ☐ ☐ Kitchen..... G3, G9, G11.....
- ☒ ☐ ☐ Alternative.....specify reason.....

(2)

Changes to existing work requires both an existing floor plan & a proposed floor plans
Facility provided for washing utensils / food G3, Section 1.1 & Figure 1:
Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5

Wall / Framing B1, B2, B3

Comment

General

- ☒ ☐ ☐ Identify engineering / Structural items / portals..... B1 B2.....
- ☒ ☐ ☐ By pre-nailer or to NZS 3604..... B1 B2.....
- ☒ ☐ ☐ Fixing types NZS 3604..... B1 B2.....
- ☒ ☐ ☐ Stud c/o as per wind zone..... NZS 3604..... B1 B2.....
- ☒ ☐ ☐ Building wrap..... NZS 3604.....
- ☒ ☐ ☐ Stud heights of rooms..... NZS 3604..... B1 B2.....
- ☒ ☐ ☐ Alternative.....specify reason.....

Roof.....NZS 3604,3602 &3640 B1B2E2 E2/AS1

Comments

Trussed / by precaster or Framed roof NZS 3604

N/A NO YES

- ☒ ☐ ☐ Fixing layout & details.....B1 B2
- ☒ ☐ ☐ Correct layout.....B1
- ☒ ☐ ☐ Max span (12m or Engineer).....B1
- ☒ ☐ ☐ Purlin or batten c/c.....B1 B2
- ☒ ☐ ☐ Rafter / Beams.....B1 B2
- ☒ ☐ ☐ Alternative.....specify reason

Roof cladding - Metal; Profiled Metal; Masonry; Membranes Code E2, E2/AS1 B2

- ☒ ☐ ☐ Pitch / profile.....E2
- ☒ ☐ ☐ Underlay.....E2
- ☒ ☐ ☐ Flashings.....E2;E2.....B1 B2
- ☒ ☐ ☐ Parapets.....B1 E2 B2
- ☒ ☐ ☐ Membrane Roofs and substrate Code E2/AS1 B2
- ☒ ☐ ☐ Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9
- ☒ ☐ ☐ Alternative.....specify reason

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

Gladdings Code B1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12 & 3

Comments

- ☒ ☐ ☐ Risk matrix Cavity or direct.....E2
- ☒ ☐ ☐ Brick Veneer.....E2 "The brick book" Branz Masonry Guide; B2
- ☒ ☐ ☐ Timber WeatherboardE2 Branz Timber Guide Vol 182; B2
- ☒ ☐ ☐ StuccoB1 NZS 3604 Branz good practice guide; B2
- ☒ ☐ ☐ Profiled Metal.....E2 Metal Roofing Practice; B2
- ☒ ☐ ☐ PlywoodE2; B2
- ☒ ☐ ☐ Fiber Cement W/b.....E2; B2
- ☒ ☐ ☐ Board & Batten.....Branz good practice guide; B2
- ☒ ☐ ☐ Fiber Cement Sheet.....E2; B2
- ☒ ☐ ☐ Weather tightness details.....E2; B2
- ☒ ☐ ☐ Alternative.....specify reason

Bracing NZS 3604 B1, B2, E3

Comments

N/A NO YES

- ☒ ☒ ☐ Subfloor bracing.....B1 & NZS 3604
- ☒ ☒ ☐ Wall bracing.....B1 & NZS 3604
- ☒ ☒ ☐ Roof bracing.....B1 & NZS 3604
- ☒ ☒ ☐ Bracing calculations.....B1 & NZS 3604
- ☒ ☒ ☐ Provide bracing plan layout.....B1 & NZS 3604
- ☒ ☒ ☐ Double top plate (if > 5m).....B1 & NZS 3604
- ☒ ☒ ☐ Indicate dragon tie (if > 6m).....B1 & NZS 3604
- ☒ ☒ ☐ Diaphragm ceilings (if > 7.5m).....B1 & NZS 3604
- ☒ ☒ ☐ Check for distribution.....B1 & NZS 3604
- ☒ ☒ ☐ Alternative.....specify reason

(generally existing) - one wall removed: sufficient bracing reinstated

Light & Ventilation B1 G4, clause 1.2; G4, clause 1.3 G7, G9 F2

Comments

General

☒	N/A NO YES	☒	Vent 5%, G4
☒	Light 10%, G7	☒	Electrical, G9
☒	Mechanical ventilation, G4	☒	Exterior space for awareness, G7
☒	Safety glass, F2	☒	Wind zone, B1, NZS 3604
☒	Alternative, specify reason	☐	

Comments

Insulation BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918

☒	Floor	☒	H1
☒	Wall	☒	H1
☒	Roof	☒	H1
☒	Windows / glazing	☒	H1
☒	Alternative, specify reason	☐	

Comments

Stairs / Landings / Handrails D1, sec 4

☒	Stair tread & risers, D1
☒	Landing size, D1
☒	Handrail, D1
☒	Riser opening (min) where children, D1
☒	Residential Accessibility, D1
☒	Alternative, specify reason

Stair type
 Minor Private: Max rise 220mm/min tread 220mm
 Secondary Private: Max rise 200mm/min tread 250mm
 Main Private: Max rise 190mm/min tread 280mm. (Main private includes exterior stairs)

Comments

Decks / Balconies / Barriers D1, F4 & NZS 3604, Section 6 & 7

☒	Barrier & deck fixing durability, D1 B1 B2
☒	Top rails, balusters, bottom rails, palings, B1 B2
☒	If Engineer then calculations required, B1 B2
☒	Max 8m height or Engineer, B1 B2
☒	Deck joist sizes, grade, treatment, span & spacing, D1 B1 B2
☒	Piles & bearers the correct grade, treatment, size, spacing & span, D1 B1 B2
☒	Slip resistance, D1
☒	Appropriate waterproofing membrane, B1 B2
☒	Stringer size & connections, D1 B1 B2
☒	Thresholds, D1 E2
☒	Alternative, specify reason

Fire (Residential) NZBC F7; Cdoc

Comments

N/A NO YES

- ☒ ☐ ☐ Travel distances max 24m.....G3.15.....(2)
- ☒ ☐ ☐ Smoke detectors.....F7
- ☒ ☐ ☐ Wood burnersF7
- ☒ ☐ ☐ Garage fire wall detailsG7 (G7.10 G7.8)
- ☒ ☐ ☐ Alternative.....specify reason

Swimming Pool & Fencing Fencing of Swimming Pools Act 1987

Comments

- ☒ ☐ ☐ Refer to Compliance for sign off.....
- ☒ ☐ ☐ Specific Engineering Design
- ☒ ☐ ☐ Proprietary system/design.....N/A
- ☒ ☐ ☐ Section/construction
- ☒ ☐ ☐ Pool backwash discharging the sewer.....
- ☒ ☐ ☐ Fence height
- ☒ ☐ ☐ Gate(s) / door(s) open outward.....

Ambiguity / Contradictions

Comments

- ☒ ☐ ☐ Manufacturers Specs
- ☒ ☐ ☐ Engineer compared with Designer/Architect
- ☒ ☐ ☐ Any Other contradictions

Alternative Solutions

Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin #456 (Dec 2004). List any conditions / communications / actions:

This sheet relevant to plumbing & drainage only

General

N/A NO YES

☐ ☐ ☒ Kitchen area.....G3/AS1

☐ ☐ ☒ Laundry.....

☐ ☐ ☒ Bathrooms.....

☐ ☐ ☒ Location of sanitary fixtures.....

☐ ☐ ☒ Plumbing layout.....

Plumber's Reg no. Andy Thompson 12396 Drainlayers Reg no.

Comments

Effluent Disposal Systems

- ☐ ☐ ☐ Engineering Site Investigation
- ☐ ☐ ☐ Design Specification & Producer Statement

(The design criteria should include: Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)

connected to town sewer

Comments

Water Supplies

- ☐ ☐ ☒ G12
- ☐ ☐ ☒ Town supply.....
- ☐ ☐ ☒ Private scheme.....
- ☐ ☐ ☒ Type & location.....
- ☒ ☐ ☐ Alternative.....specify reason.....

Council full supply

Comments

Sanitary Drainage

- ☐ ☐ ☒ G13.....
- ☐ ☐ ☒ Layout
- ☐ ☐ ☒ Council availability or
- ☐ ☐ ☒ Septic tank design & calcs.....
- ☐ ☐ ☒ Alternative.....specify reason

no change

Comments

Stormwater Drainage

- ☐ ☐ ☒ E1
- ☐ ☐ ☒ Layout
- ☐ ☐ ☒ Council availability
- ☐ ☐ ☒ Alternative.....specify reason

no change to Footprint

Comments

Sanitary Plumbing

- ☐ ☐ ☒ G13
- ☐ ☐ ☒ Layout
- ☒ ☐ ☐ Alternative.....specify reason

Comments

Rates forms 1 office + 1 dwg

Plumbing Prod statement

existing plan scanned to B.C